

**BOARD OF HOME INSPECTORS
MEETING MINUTES
August 8, 2017**

A regular meeting of the Board of Home Inspectors was held at 10200 Linn Station Road in Louisville, Kentucky on August 8, 2017.

MEMBERS PRESENT

Welford “Bud” Wenk
Mitch D. Buchanan
Brian O’Rear

KENTUCKY REAL ESTATE AUTHORITY

Ken Warden, Executive Director
Rhonda Richardson, General Counsel
Karen Huff, Administrative Assistant

MEMBERS ABSENT

GUESTS

Steve Keeney, Esq. (PLI)

CALL TO ORDER

Board Chair Bud Wenk called the meeting to order at 10:15 a.m.

APPROVAL OF MINUTES

Motion was made and seconded to approve the regular July 18, 2017 meeting minutes. The motion carried.

LICENSURE REPORT (as of 8/4/17)

- Active Licensees – 449
- Inactive Licensees - 6
- Pending Licensees - 11

BOARD CHAIR REPORT

Chair Wenk reported that there was nothing new to report since the last meeting.

BOARD COUNSEL REPORT

Criminal Background Check Guidelines were discussed and suggestions on how to come up with a guideline. There will be a report on this at the next meeting.

CASE STATUS REPORT

There were no cases on the Agenda for Board action.

BOARD MONTHLY FINANCIAL REPORT

Executive Director Ken Warden stated there were no major changes in the financial area and that he will start working on the new budget soon. There were no questions regarding the report.

KENTUCKY REAL ESTATE AUTHORITY REPORT

Executive Director Ken Warden announced that Elizabeth Kuhn did an article on Number of KY License Home Inspectors Reaches All-Time High with 450 licensed inspectors. Since January the board has experienced a 10 percent growth in the number of licensed home inspectors, and the trend is expected to continue to increase across the state. Mr. Warden received an email from Workforce Innovative & Opportunity Act after this article when public stating interest in funding for someone to get a home inspectors license and ask for Mr. Warden to provide them with more information.

BOARD ADMINISTRATIVE COORDINATOR REPORT

Executive Director Ken Warden announced that KREA General Counsel Rhonda Richardson and Legal Secretary Patricia Farris have resigned from KREA and their last day will be August 15, 2017. Ken discussed the fair schedule on the days the Board members will be working and give each member 2 tickets. He said there will be handouts on how to get a license for each board under the KREA. KREA will have a drawing for a 2 night cabin stay at any Kentucky State Resort Park and \$175 gift card to be used at the park. Mr. Warden said that as of now pocket cards will still be done in Frankfort but he has asked COT for the software to put on a computer here.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

The issue about home inspectors and their clients is becoming a problem because the seller is listening to the discussion between the home inspector and the buyer. The question was is this unethical? Brian O'Rear would like to speak at the August 17, 2017 KREC Commission meeting to discuss this topic with real estate licensees and hear their opinions.

Home inspectors have been told by real estate licensees that they do not know what a home inspector does or why a home inspector is needed. The Board would like to put a short video together exemplifying the importance of a home inspector and why it is in the best interest of the buyer to have a home inspection completed before purchasing a home.

NEWSLETTER COMMITTEE REPORT

There was no new discussion regarding the Newsletter.

EDUCATION COMMITTEE REPORT

The Education Committee made the following recommendations:

- Bluegrass Inspection Institute Continuing Education Courses
 - Inspecting the Means of Egress - 1 hour
 - The House as a System - 2 hours
 - Appliance Inspection for Home Inspectors – 1 hour
 - Environmental Hazards, Mitigation, Water Quality, & Indoor Air Quality – 1 hour
 - Inspecting Foundation Walls and Piers - 3 hours
 - 25 Standards Every Inspector Should Know – 3 hours
- KREIA
 - I Have Never Seen That Before! Unusual Things from the Field – 1 hour

The recommendation to accept all 6 of the Bluegrass Inspection Institute continuing education courses and one KREIA continuing education course was seconded and the motion carried.

APPLICATIONS COMMITTEE REPORT

The Applications Committee recommended the following:

- Eleven (11) initial applications were reviewed and nine (9) ***approved***. Two (2) needed additional paperwork and when that is received the recommendation was made and seconded to accept the eleven applications. The motion carried.
- Four (4) renewal applications were reviewed and were ***approved***. The recommendation was made and seconded to approve the three renewal applications. The motion carried.

TRAVEL AND PER DIEM

A motion was made and seconded to approve the travel and per diem for board members attending today's meeting. The motion carried.

NEXT MEETING

The next meeting is scheduled for Tuesday, September 12, 2017, at 10:00 a.m., at the Kentucky Real Estate Commission office at 10200 Linn Station Road in Louisville, KY.

PUBLIC COMMENTS

Steve Keeney asked General Counsel Rhonda Richardson the status of the Unauthorized Practice of Law Opinion and Ms. Richardson gave Mr. Keeney a copy of Mr. Rodger Lofton response on the Unauthorized Practice of Law Opinion.

COMPLAINTS COMMITTEE REPORT

There were no cases on the Agenda for Board action.

ADJOURNMENT

A motion was made and seconded to adjourn the meeting. The motion carried.

Minutes prepared by Administrative Assistant, Karen Huff, on August 8, 2017.